

085.0

0004

0009.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

780,300 / 780,300

USE VALUE:

780,300 / 780,300

ASSESSED:

780,300 / 780,300



## PROPERTY LOCATION

No	Alt No	Direction/Street/City
114		WESTMINSTER AVE, ARLINGTON

## OWNERSHIP

Unit #:

Owner 1: FLEMING JAMES A	
Owner 2: METZGER ERICA	
Owner 3:	

Street 1: 114 WESTMINSTER AVENUE

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

## PREVIOUS OWNER

Owner 1: BLANCO GABRIELLA E -

Owner 2: LAWRENCE ADAM G -

Street 1: 114 WESTMINSTER AVENUE

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

## NARRATIVE DESCRIPTION

This parcel contains 4,500 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1926, having primarily Wood Shingle Exterior and 1755 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 8 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
		Census:		Exempt		
		Flood Haz:				
D				Topo	7	Steep
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4500		Sq. Ft.	Site		0	70.	1.23	6									388,499						388,500	

## IN PROCESS APPRAISAL SUMMARY

Legal Description										User Acct
										53569
										GIS Ref
										GIS Ref
										Insp Date
										09/15/18

PREVIOUS ASSESSMENT										Parcel ID	085.0-0004-0009.0	!6927!
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date		
2020	101	FV	392,000	0	4,500.	388,500	780,500	780,500	Year End Roll	12/18/2019		
2019	101	FV	308,300	0	4,500.	383,000	691,300	691,300	Year End Roll	1/3/2019		
2018	101	FV	317,100	0	4,500.	294,100	611,200	611,200	Year End Roll	12/20/2017		
2017	101	FV	317,100	0	4,500.	277,500	594,600	594,600	Year End Roll	1/3/2017		
2016	101	FV	317,100	0	4,500.	255,300	572,400	572,400	Year End	1/4/2016		
2015	101	FV	296,300	0	4,500.	238,700	535,000	535,000	Year End Roll	12/11/2014		
2014	101	FV	296,300	0	4,500.	219,800	516,100	516,100	Year End Roll	12/16/2013		
2013	101	FV	296,300	0	4,500.	219,800	516,100	516,100		12/13/2012		

SALES INFORMATION										TAX DISTRICT				PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes								
BLANCO GABRIELL	49927-289		8/10/2007		568,000	No	No										
HART THELMA	30376-300		7/11/1999	Family	230,500	No	No										
	8998-511		1/1/1901			No	No	N									

BUILDING PERMITS										ACTIVITY INFORMATION							
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment		Date	Result	By	Name				
7/22/2015	992	Redo Bat	56,310	7/22/2015				Renovate existing		9/15/2018	MEAS&NOTICE	HS	Hanne S				
7/13/2012	881	Redo Kit	36,500	C						3/21/2009	Measured	372	PATRIOT				
10/19/2010	2156	Window/S	21,500							12/3/2008	MLS	MM	Mary M				
4/4/2006	232	Add Bath	29,120			G8	GR FY08	IN FIN BMT		11/3/2000	Inspected	264	PATRIOT				
7/19/2002	565	Porch	36,743	O		G4	GR FY04	NEW 2 STORY DECK O		10/27/2000	Hearing Chag	201	PATRIOT				
										6/19/2000	MLS						
										1/13/2000	Mailer Sent						
										1/13/2000	Measured	264	PATRIOT				
										12/1/1981		MS					

Sign: VERIFICATION OF VISIT NOT DATA / / /

